



THE CITY OF SAN DIEGO

Redevelopment Affordable Housing Projects

FACT SHEET

The entire San Diego region is facing an affordable housing crisis. The City of San Diego, through its Redevelopment Agency and Housing Commission, is committed to addressing this serious issue and is taking a proactive role in finding a solution. By working in collaboration with local planning committees, established community organizations and the San Diego Housing Commission, the Redevelopment Agency's goal is to successfully increase housing units for all income levels. By using affordable housing tax revenue generated by Redevelopment, the City of San Diego is able to partner with developers and other organizations to augment affordable housing development. Project examples include:

Completed Projects:

- **Mercado Apartments** – The award-winning Mercado Apartments serve as an example of affordable housing units that are not only needed, but well-received in San Diego communities. Built in 1995, the Mercado Apartments were honored with the prestigious ULI award for Best Integration of Design. For more than seven years, the 144-unit complex has successfully served hundreds in the Barrio Logan Project Area. Part of the community's revitalization efforts, the Mercado Apartments help to eliminate blight while preserving the neighborhood's distinctive character.

The Redevelopment Agency participated in all aspects of project development. From concept to completion, developers benefited from financial assistance, land acquisition and permit assistance. By utilizing its authority and financial resources, the Redevelopment Agency was able to work closely with developers to productively guide this project to completion.

- **Villa Maria Apartments** – Located in the downtown neighborhood of Little Italy, the Villa Maria Apartments add contemporary flair to the community. This mixed-use development artistically combines commercial and retail establishments with 36 affordable housing apartments. Shortly after its 1999 completion, the American Institute of Architects recognized the Villa Maria Apartments with an esteemed Excellence in Architecture, Planning and Urban Design award. Developed by Barone Galasso & Associates, Villa Maria addresses community members' need for both affordable and family housing units.

The Centre City Development Corporation (CCDC), a division of the Redevelopment Agency, played an active role in complex negotiations needed to complete this project. In addition, the Redevelopment Agency provided developers with a \$2.8 million loan for land acquisition and total project development.

- **Boston Village** – Located in the Southcrest neighborhood, the Boston Village project adds 12 single-family, four-bedroom homes to address the lack of family housing that is affordable to low-income residents. Completed and sold in 1999, sale prices ranged from \$145,000 to \$160,000, which was far below San Diego's medium selling price. Boston Village provides

housing that is not only affordable, but aesthetically pleasing. With its manicured lawns and side walked streets, Boston Village is an ideal place for a family to call home.

The Southeastern Economic Development Corporation (SEDC), a division of the Redevelopment Agency, assisted the developer by providing a pre-development loan as well as reimbursement for increased landscaping improvements on each individual lot. The Shared Equity Program (a zero percent interest, down payment loan) was available to assist qualified first-time homebuyers with gap financing on this project.

- **Village At Euclid** – The Village at Euclid project consists of 23 single-family, three- and four-bedroom homes beautifully located behind grassy front yards. Located in the Lincoln Park neighborhood, the development was completed Fall 2000 with sale prices ranging from \$174,000 to \$220,179. With the average home size at 1,729 square feet, prices are more than reasonable. Village at Euclid has provided move-up housing to San Diego's community, as 33 percent of the homebuyers were previous residents of southeastern community.

The Southeastern Economic Development Corporation, a division of the Redevelopment Agency, assisted this infill project with a pre-development loan as well as other funds for infrastructure improvements. The Shared Equity Program was available for qualified homebuyers on this project.

- **38th Street** – Located in the Southcrest neighborhood and Southcrest Redevelopment Project Area, the 38th Street LLC homes consist of four single-family, three-bedroom homes. The Southeastern Economic Development Corporation, a division of the Redevelopment Agency, provided a pre-development loan as well as funding for qualified homebuyers through the Shared Equity Program. Constructed and sold in 2001, the homes sold for \$151,000, far below San Diego's median home price.

- **Evergreen Village** – Located in the neighborhood of Lincoln Park, the Evergreen Village provided 56 for-sale single-family homes to an area that greatly lacks quality, affordable housing. Completed and sold in 2000, home sale prices ranged from \$162,900 to \$204,900.

The Southeastern Economic Development Corporation, a division of the Redevelopment Agency, assisted this development by providing the developers with a pre-development loan and financing for the required infrastructure improvements. Following completion of the homes, SEDC provided homebuyer assistance to qualified first-time homebuyers.

- **Casas de Suenos** – Casas De Suenos is located in Lincoln Park and SEDC's Central Imperial Redevelopment Project Area. The project consists of 11 single-family (three- and four-bedroom) homes. Phases I and II were completed in 1997 and 1998 respectively, with homes sold ranging from \$129,500 to \$153,000.

The Southeastern Economic Development Corporation, a division of the Redevelopment Agency, assisted this project by providing the developer with a pre-development loan, as well as making the Shared Equity Program available to qualified buyers.

Projects Currently Underway:

- **City Heights Metro Center/Metro Villas** – Located in City Heights, the Metro Center's innovative design will combine office, retail and commercial space with 120-units of much-needed affordable housing. The Metro Villas, the affordable housing component, will consist of nine, three- and four-story apartment buildings complete with ample structured parking and landscaped open areas to serve the adjacent commercial and residential community.

Groundbreaking for the Metro Center is set for February 22, 2003. Construction for the Metro Villas will begin no later February 19, 2003 with occupancy in Spring 2004.

The Redevelopment Agency made it possible for developers to design and construct the Metro Center by generating millions of dollars to fill financing gaps to keep the project well-funded and underway. Developers are benefiting from fee reductions, land acquisition assistance, state tax credits and expedited approval processes.

- **Renaissance at North Park** – Part of a larger plan to revitalize one of San Diego's oldest and most diverse neighborhoods, Renaissance at North Park is a mixed-use development designed to address the community's desperate need for residential units and price diversity. Plans include 14, three-story affordable housing town homes, and 97 affordable housing apartments for senior citizens located in a four-story mixed-use structure.

The Redevelopment Agency is assisting developers with site acquisition. In addition, the Agency acknowledged financing gaps and provided developers with a \$2.5 million grant, and is seeking alternative sources for another \$1.5 million.

- **Market Square Manor** – San Diego has a shortage of affordable housing units dedicated solely to senior citizens. Senior Community Centers of San Diego is addressing this need by developing the Market Square Manor, a safe and affordable housing project exclusive to senior citizens. Located on East 14th street between Market Street and Island Avenue, Market Square Manor's 200 affordable housing units will serve very-low income seniors in the downtown area. Completion is set for Spring 2003.

The Centre City Development Corporation, a division of the Redevelopment Agency, secured the site for this project. The Agency paid \$2.2 million for the property and sold it to developers for a nominal amount to ensure development of the project.

- **Las Casitas de las Florecitas** – Located in San Ysidro, Las Casitas de las Florecitas will provide an eight-unit affordable housing project to low-income, first-time homebuyer residents. The three-bedroom, two-bath town homes will feature 1,288 square feet of living space and an outdoor patio area. The development will reflect the community's Mexican heritage with bold colors, folk art and unique paving. The total cost is estimated just under \$2 million. Completion is set for July 2003.

The developer, a non-profit organization, Casa Familiar, has partnered with the City of San Diego and other organizations to subsidize building and purchase costs to homebuyers. The Redevelopment Agency will provide Casa Familiar with a grant of approximately \$350,000 for financial assistance.

- **Southcrest Park Estates** – Completed in 1998, Phase I of the Southcrest Park Estates project consisted of 33, single-family homes. Sale prices for the three- and four-bedroom homes ranged from \$124,000 to \$155,000. Phase II is scheduled to begin construction in April 2003 and will consist of 62 single-family, three- and four-bedroom homes. Prices are anticipated to range from \$169,900 to \$219,900 to keep the development affordable for low-income families.

The Southeastern Economic Development Corporation, a division of the Redevelopment Agency, purchased the development site. In addition, the Agency paid for necessary mitigation costs and infrastructure improvements to better integrate the project into the surrounding area. The Shared Equity Program is available for qualified homebuyers on this project.

- **Villa Harvey Mandel** – St. Vincent de Paul is constructing a seven-story, 90-unit affordable housing apartment building located in downtown's East Village. Villa Harvey Mandel will

consist of an interesting mix of studio and one-bedroom apartment units. Twenty-five units will be set-aside for persons receiving treatment for a mental illness. Rents will vary from \$300 to \$500 per month. Construction began April 2002, and an early completion is expected for May 2003.

The Centre City Development Corporation, a division of the Redevelopment Agency, assisted the developer with a \$920,000 loan to help with land acquisition and project development costs.

- **Morena Vista** – Located in the Linda Vista community, the Morena Vista mixed-use project will incorporate commercial and residential uses in a transit-oriented environment. Plans include 161 apartment units and 18 lofts; sixteen apartments will be designated as affordable housing units. The 18 lofts are located above 18,500 square feet of retail space. The project will provide 200 public parking spaces to support trolley usage, which is conveniently located adjacent to the site. Project elements will serve as a catalyst to the revitalization efforts of the Linda Vista community. Total development cost is estimated at \$38 million. Groundbreaking is targeted for later this year.

The Redevelopment Agency is providing \$3,191,806 up front for affordable housing, public parking and the under-grounding of power lines. Over time, the Agency's contribution will total \$8,250,000. In addition, the Agency has entered an Affordable Housing Assistance Agreement with CityLink Investment Corporation to ensure the completion of affordable housing units.

Proposed Project:

- **Logan Avenue Revitalization Project** – Comprised of a unique combination of commercial and residential uses, the Logan Avenue Revitalization Project will illustrate the City's ongoing strategy of smart growth and community beautification. The affordable housing component will include 156-units. Major objectives include neighborhood revitalization and significant streetscape improvements.

The Redevelopment Agency will play a key role in project implementation and is working closely with developers to successfully guide this project along. Potential incentives include land acquisition, fee reductions, permit assistance, and significant financial assistance.

For more information about redevelopment affordable housing opportunities, contact the City of San Diego Redevelopment Agency at **(619) 533-4233** or visit the City's Web site at **www.sandiego.gov**.

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*The City of San Diego Redevelopment Agency eliminates blight from designated areas, as well as achieves the goals of development, reconstruction and rehabilitation of residential, commercial, industrial, and retail districts. Redevelopment is one of the most effective ways to breathe new life into deteriorated areas plagued by social, physical, environmental or economic conditions that act as a barrier to new investment by private enterprise. **The City of San Diego Redevelopment Agency consists of three divisions:** the City Redevelopment Division (housed in the City of San Diego Community and Economic Development Department), the Centre City Development Corporation and the Southeastern Economic Development Corporation.*